

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2014	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Replacement of two windows - kitchen and bedroom. Painting of external cladding.		
Site:	The Old Malthouse, Ockley Manor Farm, Ockley Lane, Hassocks, West Sussex, BN6 8NX, ,		
Validation Date	18 Aug 2025	Overall Expiry Date:	27 Jan 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	29 Jan 2026
Target Date:	13 Oct 2025	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	30 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2014

**The Old Malthouse, Ockley Manor Farm, Ockley Lane, Hassocks, West Sussex, BN6 8NX,
Replacement of two windows - kitchen and bedroom. Painting of external cladding.
Emma Warde-Robinson**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

MSDC Conservation Officer:

Further comments on the above application, following receipt of further information and revised drawings.

The applicant has submitted further supporting information with respect to the proposal to paint the cladding to part of the building black. Although I remain concerned that this is not the most appropriate finish for the context, on balance it is now my opinion that a refusal on these grounds would be difficult to substantiate.

We have also received revised drawings with respect to the new windows, showing that these will now match the existing in proportions and detailing of the frame. On balance, this aspect of the proposal is now also considered acceptable.

The proposal is therefore considered on balance to preserve the character of the historic farmstead at Ockley Manor, including the settings of the listed and curtilage listed buildings within in. This meets the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

PARISH COUNCIL OBSERVATIONS

Recommend permission is granted.

INTRODUCTION

Planning permission is sought for the replacement of kitchen windows and bedroom window and for the painting of the wooden cladding to black.

RELEVANT PLANNING HISTORY

01/02498/FUL - The conversion of redundant farm buildings to form 3 no. residential units, including demolition of some modern agricultural buildings. Permission

DM/25/0559 - Installation of 15 solar panels. Installation of air source heat pump. Installation of outdoor therapy pool. Permission

SITE AND SURROUNDINGS

The dwelling is a converted farm building detached part hipped roofed and part pitched roofed bungalow. The dwelling is characterised by timber doors and windows with walls a mix of brown painted timber cladding and face brickwork. The dwelling has existing rooflights on the east side.

To the west of the site is the grass to the highway beyond, to the south of the site is the driveway with hedging to neighbour beyond, to the north of the site is the driveway to access track serving neighbours beyond and to the east of the site is the rear garden with brick wall to neighbours (Old Dairy and Old Granary) beyond.

The site is outside of the built-up area of Hassocks.

APPLICATION DETAILS

The proposed timber clad section of the east elevation and timber framed windows are to be painted black.

The 3 pane window on the east elevation serving the kitchen is to be replaced with a window of a similar design 2 pane window painted black. The windows on the southern end of the east elevation serving a bedroom are to be replaced with floor to ceiling windows and a glazed door and painted black. The replacement window frames will timber and similar in appearance to the existing.

Amended plans were received to change the design of the windows to be similar in appearance to the existing.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and Hassocks Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP12 - Protection and Enhancement of the Countryside
DP26 - Design and Character
DP34 - Listed Buildings and Other Heritage Assets

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Hassocks Neighbourhood Plan

The Neighbourhood Plan was made on 24th June 2020.

Relevant policies:

Policy 5 - Enabling zero carbon
Policy 9 - Character and Design

Other Material Considerations

Mid Sussex District Plan 2021-2039 Submission Draft

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS2 - Sustainable Design and Construction
DPC1 - Protection and Enhancement of the Countryside
DPB1 - Character and Design
DPB2 - Listed Building and Other Heritage Assets.

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131, 135, 167, 207-216 are considered to be relevant to this application.

Planning (Listed Buildings and Conservation Areas) Act 1990:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 directs that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Impact on Countryside Setting
- Character and Design
- Impact on Designated and Non-Designated Heritage Assets
- Sustainable Design
- Impact on neighbouring properties
- Biodiversity Net Gain

Impact on Countryside Setting

Policy DP12 of the District Plan is relevant to development in rural areas and states, in part:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- o *it is necessary for the purposes of agriculture; or*
- o *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

Given the domestic nature of the proposal means it is therefore considered the proposal will protect the intrinsic character and beauty of the countryside.

Due to the above, the proposal complies with DP12 of the Mid Sussex District Plan.

Character and Design

DP26 of the District Plan, in part, states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution'*

A similar ethos is found in policy 9 of the Hassocks Neighbourhood Plan which states:

'Development proposals will be supported where, they are in line with the Townscape Appraisal, and where the character and design:

- 1. Is of high-quality design and layout;*
- 2. Contributes positively to the private and public realm to create a sense of place;*
- 3. Respects the character and scale of the surrounding buildings and landscape;*
- 4. Protects open spaces and gardens that contribute to the character of the area;*
- 5. Protects valued townscapes and the separate identity and character of Hassocks, Keymer and Clayton;*
- 6. Does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight, sunlight and security;*
- 7. Creates safe, accessible and well-connected environments;*
- 8. Protects existing landscape features and contributes to the village's Green Infrastructure network;*
- 9. Incorporates the use of local materials which are appropriate to the defined Local Townscape Character Area; and*
- 10. Positively responds to the local vernacular character of the defined Local Townscape Character Area'*

The proposed works are to the rear of the property and will not be visible from the streetscene. The replacement windows are not increasing the size of the openings are the window frames are of the same materials and of a similar design.

Therefore, the proposal complies with DP26 of the Mid Sussex District Plan, policy 9 of the Hassocks Neighbourhood Plan and principles DG49 and DG51 of the Mid Sussex Design Guide.

Impact on Designated and Non-Designated Heritage Assets

Policy DP34 seeks to protect listed buildings and their settings. Furthermore, in respect of non-listed buildings it seeks to conserve heritage assets in a manner appropriate to their significance.

Neighbouring Ockley Manor Barn, Ockley Manor and Ockley Farm Cottages are listed. Therefore, the property affects the setting of this listed building.

The Conservation Officer has commented on the proposal as sees the dwelling as a Non designated heritage asset.

The painting of the cladding is not the most appropriate finish for the context, however other buildings within the locality are black painted timber and it is socnisedered that a refusal on these grounds would be difficult to substantiate.

The revised drawings for the new windows now show the frames to match the existing windows on the dwelling in terms of proportion and detailing of the frame. On balance this aspect is now considered acceptable.

Therefore the proposal is considered on balance to preserve the character of the historic farmstead

It is therefore considered that the application complies with policy DP34 of the District Plan.

Sustainable Design

Policy 5 of the Hassocks Neighbourhood Plan in part states:

'Development proposals will be supported that maximise the opportunity to include sustainable design features, providing any adverse local impacts can be made acceptable.'

'Residential development proposals that modify existing buildings (including extensions) should seek to maximise the inclusion of energy-saving measures and renewable energy generation.'

The proposed development relates to the alteration of an existing dwelling. A renewable energy source has not been included within the proposal nor any other energy saving measures, however the development would need to meet Building Regulation standards. It is therefore considered that this would not warrant the refusal of the proposal.

Neighbouring Amenities

In terms of neighbouring amenities, Policy 9 of the Hassocks Neighbourhood Plan requires residential amenities to not cause unacceptable harm, while DP26 of the Mid Sussex District Plan states that development should not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, policy 9 of the HNP is considered to take precedence and therefore the test in this instance is whether the development causes unacceptable harm to neighbouring amenities as outlined above.

Given the nature and location of the proposal, unacceptable harm is not deemed to be caused to neighbouring amenities.

Therefore, in terms of neighbouring amenities, the proposal is deemed to comply with DP26 of the Mid Sussex District Plan and policy 9 of the Hassocks Neighbourhood Plan.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

The proposed development is deemed acceptable in terms of design, and form to the existing dwellinghouse and surrounding properties and should not have a harmful impact upon the character of the area. Nor is the proposal considered to have an unacceptable impact upon neighbouring amenities. The proposal is considered to preserve the setting of the neighbouring listed buildings.

The proposal therefore accords with policies DP12, DP26 and DP34 of the Mid Sussex District Plan and policies 5 and 9 of the Hassocks Neighbourhood Plan, the relevant principles of the Mid Sussex Design Guide SPD and the relevant paragraphs of the NPPF.

Decision: Permission

Case Officer: Peter Davies